Cooke&Arkwright

To Let / For Sale



Unit 9 Bryn Cefni Bryn Cefni Industrial Park, Llangefni, LL77 7XA

Modern High Quality Industrial Unit - To Let / May Sell

24,890 sq ft (2,312.36 sq m)

- Prominently located on the busy Bryn Cefni Industrial Park
- Well placed to provide access across the North Wales road network
- High quality Industrial / Manufacturing unit
- Industrial unit 24,890 sq.ft
- Modern steel portal frame property with yard and offices
- Rent / Price on application

Unit 9 Bryn Cefni, Bryn Cefni Industrial Park, Llangefni, LL77 7XA

Summary

Available Size	24,890 sq ft
Rent	£6.50 per sq ft
Price	Price on application
Business Rates	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (63)

Description

The property comprises purpose built steel portal frame detached warehouse unit. Internally the warehouse offers clear open space a with office and welfare accomodation.

The property benefits from level roller shutters 5.4m high and 3.6m wide. The unit has Apex height of 8m and eave height of 5.4m

There is a large car park to the front and loading / turning area to the side of the property.

The unit benefits from main gas and 3 phase electricity

Location

Bryn Cefni is located in the heart of Anglesey, approximately one mile south east of Llangefni. The area is serviced by fast links via the A55 dual carriageway, providing a link between North Wales corridor Holyhead sea port.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building	24,890	2,312.36	Available
Total	24,890	2,312.36	

Viewings

Strictly by appointment with sole agents Cooke & Arkwright.

Terms

The unit is available Leasehold or Freehold.







Viewing & Further Information



Ben Bolton 02920 346376 ben.bolton@coark.com

7/8 Windsor Place, Cardiff CF10 3SX | T 029 20 346346 www.coark.cor

Cooke & Arkwright for themselves and for the vendor/lessor of this property whose agents they are give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Cooke & Arkwright for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Cooke & Arkwright nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated. 6. Cooke & Arkwright is a trading name of Cooke & Arkwright Limited. Generated on 17/07/2024